



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152630	Application No.:	77000351993
Customer Name:	Sunetra Bhimsing Rajput	Branch :	(10033) SANGLI
Product Name:	HI - RHI - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sunetra Bhimsing Rajput	Mobile :	9921411351 7507055596

PROPERTY ADDRESS

Property Address:	Plot No 18 Old S No 519 2 1 New S No 216 2 1 A, Kali Vaat Haripur Road Sangli ,Taluka Miraj District Sangli	Location:	Sangli H.O.		
		City:	Sangli	Pin Code	416416
		State:	Maharashtra	Country	India
Legal Address:	Plot No 18 Old S No 519 2 1 New S No 216 2 1 A Kali Vaat Haripur Road Sangli Taluka Miraj District Sangli	Nearby Landmark:	K Lounge Sangli		
		Collateral ID:	I26SLI416-086129		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPED
No of Floors:		Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
null				
null				
null				
Ground Floor				OPEN PLOT
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 19	Plot No 17	Road	Adj S No
Actual on Site	Adj Open Plot	Adj Open Plot No 17	Road	Adj Agri Land
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2979	1200	3574800
Carpet Area	2483	0	0
Super Built Up/Sellable Area	2979	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3574800
% Recommended	0	Realizable Value:	3575000

Realizable Value In Words : Rupees Thirty-Five Lakh Seventy-Five Thousand

Visited By:	Mr. Yatiraj Bandgar	Visited on:	09-Sep-2026
Violations observed (if any):	In This Case We Have Received Only Mojani Nakasha Issued By Upadhikshak Bhumi Abhilekh Sangli But Seperate 7/12 Extract Received For Plot No 18 So Report Released Under Regular		
Remarks:	null 1) this is hl rhl plot plus construction resale case 2) partition deed with no 6209/2020 in the name of amit kishor lulla a and bharati vijaykumar sakale 3) na order with no 1044/19 dt 09/08/2019 issued by tahsildar miraj 4) mojani nakasha issued by upadhikshak bhumi abhilekh sangli dt 12/06/2023 5) draft agreement provided executed between bhimsing bhagatsing rajput with sunetra bhimsing rajput 6) seperate 7/12 extract for plot no 18 in the name of seller amit kishor lulla a and bharati vijaykumar sakale 7) property shown by applicant sunetra bhimsing rajput 8) surrounding developemnt and occupancy is less 9) due to system error lat long not captured so mentioned in the remarks 10) lat long 16.826542,74.559411		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_20260909_145511_COPY_1312X590.JPG	NULL	NULL	
IMG_20260909_145516_COPY_1312X590.JPG	NULL	NULL	
IMG_20260909_150256_COPY_1312X590.JPG	NULL	NULL	
IMG_20260909_150306_COPY_1312X590.JPG	NULL	NULL	
IMG_20260909_145347_COPY_590X1312.JPG	NULL	NULL	
IMG_20260909_145543_COPY_1312X590.JPG	NULL	NULL	
IMG_20260909_150303_COPY_1312X590.JPG	NULL	NULL	

Entered By:	Yatiraj Bandgar	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude:

Latitude:

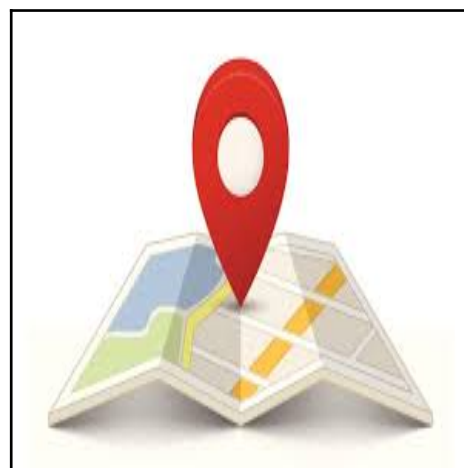
Image Taken 09-SEP-2026 14:55:41



Longitude:

Latitude:

Image Taken 09-SEP-2026 15:02:55



DECLARATION

I/We hereby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.